

## Barn End

Kirkby-In-Furness, LA17 7TW

Offers In The Region Of £425,000



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# Barn End

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## Offers In The Region Of £425,000



*A charming and cosy cottage boasting a perfect blend of modern and traditional décor. Nestled in a quiet and picturesque setting, this beautiful home enjoys mature gardens, countryside and estuary views, and off-road parking. With its warm and inviting atmosphere, this property is ideal for those seeking a peaceful retreat while still enjoying modern comforts. A truly special home - early viewing is highly recommended!*

Step into this stunning countryside retreat through an enclosed porch, offering access to the kitchen diner, lounge, and a useful ground floor WC.

The kitchen blends modern convenience with cottage-style charm, featuring white and Farrow and Ball Downpipe base and wall units, solid oak work surfaces, and a Belfast sink. The island unit provides additional workspace, while integrated features include a built-in dishwasher, space for an oven, fridge and freezer. A wood-burning stove in the corner enhances the cosy ambiance, with an open-plan flow into the dining area, which is perfect for entertaining.

The lounge is a generous yet cosy space, with a wood-burning stove set beneath a floating mantle, exposed ceiling beams, and herringbone flooring, adding warmth and character. A door leads into the conservatory, flooding the space with natural light.

The conservatory features a glass ceiling and wraparound windows, creating a bright and airy space. This leads to a utility room with plumbing for a washing machine, ventilation for a tumble dryer, a sink and built-in floor-to-ceiling storage cupboard.

Upstairs, the first floor boasts three spacious bedrooms, a dedicated office area with velux window-ideal for remote working, and a stunning bathroom. The luxurious bathroom includes a dual-flush WC, vanity unit with wash hand basin, and a freestanding bath with a central telephone tap and handheld shower attachment. The walk-in shower is a showstopper, with a rainfall showerhead, a handheld shower on a flexible track, and sleek, full-length glass screens. The emerald green tiling and ceiling spotlights complete this elegant space.

Outside, the mature garden is a tranquil retreat, offering lush lawns, patio areas, and decorative stone chippings—all with breathtaking countryside and estuary views. There is an external wood store for added practicality, and off-road parking is available at the front, accessed via a shared driveway.

### Lounge

20'4" x 14'5" (6.20 x 4.40)

### Conservatory

16'4" x 8'6" (5.0 x 2.60)

### Kitchen Diner

21'11" x 16'8" (6.70 x 5.10)

### Utility Room

7'10" x 6'6" (2.4 x 2.0)

### First Floor Landing

extends to 17'8" (extends to 5.40)

### Bedroom One

12'1" x 11'1" (3.70 x 3.40)

### Bedroom Two

13'5" (11'9") x 10'2" (4.10 (3.60) x 3.10)

### Bedroom Three

13'5" x 11'1" (4.10 x 3.40 )

### Office / Store

9'6" to eves x 6'2" (2.90 to eves x 1.90)

### Bathroom

8'6" x 9'2" (2.60 x 2.80)

### Outbuilding

14'5" x 8'2" (4.40 x 2.50)

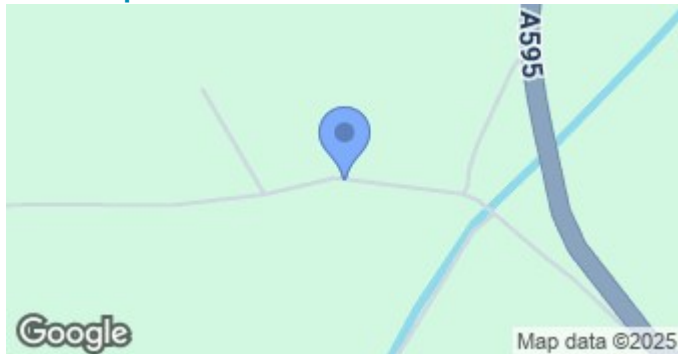


- Cosy, Characterful Cottage
- Countryside And Estuary Views
  - Off Road Parking
  - Gas Central Heating
- Useful Ground Floor WC

- Tasteful Décor Throughout
- Popular Village Location
- Ideal Investment or Primary Home
  - Conservatory
- Council Tax Band - D



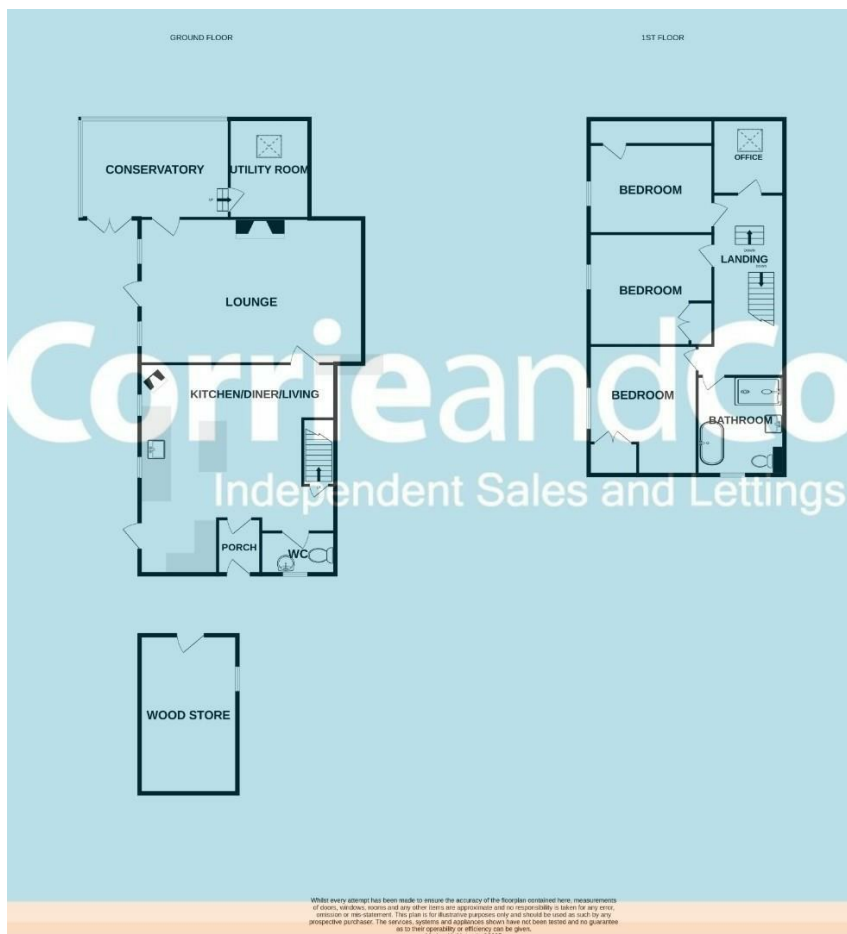
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

